

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Acting Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Thirteenth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at Maple Place School, 2 Maple Place, Oceanport, NJ 07757 at 7:05p.m. on Wednesday, April 25, 2007.

Present:

Chairperson Dr. Robert Lucky
Vice Chairperson and State Commerce Commission Secretary and CEO Virginia Bauer
Monmouth County Freeholder Lillian Burry
Public Member Laurie Cannon
Oceanport Mayor Lucille Chaump
Public Member Rosemarie Estephan
Tinton Falls Mayor Peter Maclearie
Garrison Commander Col. Ricki Sullivan
Eatontown Mayor Gerry Tarantolo

Absent: Public Member Joseph Colfer had previously advised the Authority.

The meeting was called to order by Chair Lucky who lead the meeting in the Pledge of Allegiance. The Open Session was convened at 7:05 p.m. in accordance with the Open Public Meetings Act.

Authority Members Comments:

Chair Lucky invited comments from the Authority Members but none were offered at this time.

Elected Officials Comments:

Chair Lucky asked for remarks from U.S. Representative Pallone or U.S. Representative Holt staff members. None were offered, but the Chair noted the attendance of a member of the staff of U.S. Representative Pallone and a member of the staff of Congressman Smith.

Public Comments on Agenda Items:

- 1) Tom Mahedy of Wall read a document regarding the master plan/the master planner and asked related questions.

Freeholder Lillian Burry arrived at this time.

Chair Lucky presented the Agenda for approval. Mayor Lucille Chaump moved for the approval of the agenda, Mayor Peter Maclearie seconded the motion and the agenda was unanimously approved.

Approval of Minutes:

The Minutes of the March 21, 2007 Open Session (no Executive Session was held) were moved by Mayor Gerry Tarantolo, seconded by Mayor Peter Maclearie and unanimously approved.

Chair's Report:

Chair Robert Lucky noted the importance of the selection of the Master Planner. Executive Director Frank Cosentino gave an update of the review process.

ITEM 0704-01: APPOINTMENT OF RFP PLANNER

This action is to meet the statutory requirement of Section 8(e) which provides the Authority with power to appoint, retain and employ such experts as it the Authority may require in order to fulfill its statutory purposes, including the appointment of the Planner pursuant to an RFP. Vice Chair Virginia Bauer moved the resolution to appoint EDAW, Inc. as Planner, Mayor Gerry Tarantolo seconded it and it was unanimously approved.

Chair Lucky introduced Tim Delorm, Principal of EDAW, Inc., Todd Poole, Senior Associate, Director of Economic Planning of EDAW, Inc. and mentioned their team emphasized working with the public and community input.

Mayor Pete Maclearie and Mayor Gerry Tarantolo left the meeting at this time as they had previously advised the Authority.

Executive Director's Report:

Executive Director Cosentino provided an update of activities since the last meeting:

Calendar Items:

- March 27, conducted a status report for staff members of our Congressional Delegation both local and in DC by conference call.
- March 29, participated in a television interview with Chair Lucky at Brookdale C.C. for President Burnham.
- April 2, participated in Public Infrastructure meeting.
- April 4, participated in nationwide ADC sponsored teleconference on Environmental Court rulings for BRAC properties.
- April 13, met with OEA project Manager John Leigh to discuss funding process for next 6-12 months.
- April 14, participated in Two Rivers Mayor's meeting by giving presentation and answering questions.
- April 14, attended Oceanport's Planning Charrette at Wolf Hill School.
- April 19, participated in State Intra Agency meeting in Trenton; attended Tech Preserve Town Hall meeting at Gibbs Hall.
- April 24, participated in Emergency Services Committee meeting.

RFP Evaluation Process:

- March 30, 2007 - Proposals were received time stamped and all copies numbered.
 1. Numbered proposals were signed out to evaluation team members: Frank Cosentino; Rick Harrison; Chair Lucky; Mayor Tarantolo; Ellen Stein; (Beverlee Akerblom was asked to analyze and audit the cost proposals)
 2. A Bidder's Checklist was completed for each proposal to verify that the minimum requirements (certifications, number of copies provided, various required sections provided, etc.) were met.
 3. Score Sheets were developed, based on the sections of the RFP and given to each evaluator to complete for each proposal. It was stipulated that no one would discuss their evaluations, or share their scores until all were completed. It was also stipulated that the Technical Proposals were to be evaluated before reviewing the Cost Proposals. These stipulations were adhered to.
 4. FMERPA Staff undertook in-depth review of the cost proposals creating spreadsheets to compare various line items, fees and hours and to check for correct totals.
 5. April 17, 2007 – Score sheets were collected by FMERPA Staff and put into spreadsheets to total scores by line item and overall score. The identity of evaluators was kept confidential in the posting to the spreadsheets. Averages were computed and data was sorted in various ways to enable a good comparison of scores for analysis.
 6. Scores and costs were merged into a single spreadsheet for analysis of the relationship of costs and scores.
 7. Evaluation team met on Wednesday, April 18 to decide on finalists.
 8. Two top scoring proposal teams were interviewed on Monday, April 23.
 9. Final selection confirmed today – Wednesday, April 25.

Proposal Statistics:

- 8 Proposals received
- Average Cost \$1,365,339

Major RFP/Proposal Components/Deliverables:

- Regional Economic Profile and Market Analysis
- Fort Monmouth Facilities Assessment
- Transportation and Traffic Study
- Public Outreach and input
 - Initial Community Workshop
 - Four Community Charrettes (one each in the three host communities and one at the county level)
- These charrettes will incorporate a proprietary planning tool called the Visual Preference Survey TM (VPS). Using this tool the public can view paired images of differently built environments and then indicate a preference by ranking each image.
 - Four Draft Plan Workshops (one each in the three host communities and one at the county level)
 - Final Plan Presentations
- Reuse Strategies, Recommended Redevelopment Plan, Implementation Plan
- Economic Revitalization Study

Advisory Committee Chairs Reports:

The Chair updates were as follows:

- Freeholder Burry, Veterans Affairs, the County received a letter from the U.S. Department of Interiors that the PBC from the Monmouth County Parks and Recreation was received and endorsed.
- Public Member Cannon, Environmental, the environmental report will be reviewed at the first meeting to be scheduled, asking Col. Sullivan, and subsequently George Fitzmaier upon the Colonel's retirement, to liaise.
- Mayor Chaump, Historical, attended Fort Monmouth Tour on April 19, waiting for information from the State Historic Preservation Office, another meeting scheduled for next week.
- Vice Chair Bauer, Commercial Industry, held a State Intra Agency Team meeting to update all departments' within the State of New Jersey regarding Fort Monmouth issues, attended a private meeting with DEP to discuss environmental and historical issues.
- Public Member Estephan, Social Services, Deputy Director Harrison and she met with Philip Brown, United Way, who will oversee the Evaluation Panel that will initially review Homeless Assistance NOI's that were submitted as will the Social Services committee.
- Mayor Maclearie, Infrastructure, Executive Director Cosentino read the minutes from the meeting on April 2. Ownership of infrastructure, Gernie Reports, current fiber optic ring, security, new infrastructure costs, GIS data, current water and electric meters, easements, prepaid debt service, DEP approvals, Smart Growth areas, energy efficiencies planning areas and a transit center were discussed.

NOI Update:

Deputy Director Rick Harrison listed the FMERPA Tours that took place since the last meeting. He gave the following update of the NOI status:

- Homeless NOI Evaluation Panel evaluation criteria and process being finalized by United Way of Monmouth County President and CEO, Philip Brown and his team.
- Next Steps

- Evaluation Panel will evaluate NOIs and provide recommendations to the Social Service Advisory Committee.
- Social Services Advisory Committee will consider Evaluation Panel recommendations in the context of the needs, priorities and gaps identified in the Monmouth County Consolidated Plan for potential incorporation in the Reuse/Redevelopment Plan.
- Social Services Committee will work with the EDAW Team for final disposition of NOIs
- Public Benefit Conveyance (PBC) NOIs are being assembled for review by the appropriate Advisory Committees.
- Notification was received from the US Department of the Interior that they have determined that the property requested for open space and recreation, by Monmouth County and Tinton Falls NOIs, is suitable for public park and recreational use and that they are qualified public agencies for receiving surplus Federal Property and proceeding with the screening process.

Monmouth County will provide GIS (geographic information systems) Base Data, training and technical support to the FMERPA for use by FMERPA and its consultants. Included will be work from County GIS projects such as FEMA flood mapping, Army Corps Hurricane modeling and watershed analysis as well as the viewing software. FMERPA will purchase a license for ArcView software. Deputy Director Harrison thanked Freeholder Burry and especially Eric Anderson, Monmouth County GIS Coordinator, for their cooperation in both the demonstration of the capabilities of their GIS System, and for FMERPA obtaining the use of these invaluable planning tools.

Public Comments Not on Agenda:

- 1) Bill Nordahl of Long Branch expressed concern for affordable housing in Monmouth County. He commented on the loss of affordable housing in Long Branch. He asked if buildings on Pine Brook Road could be brought up to code. Col. Sullivan indicated 270 units on the north side and 216 units on the south side. In his considered opinion, it would be better to raze them than to rehabilitate them. A discussion on those issues ensued.
- 2) Phil Welch of Lincroft confirmed that New Creations in Christ and Homes for All submitted an NOI. He asked if the Social Services Advisory Committees' evaluation criteria and process of NOI's has been created. Public Member Rose Estephan reiterated that Philip Brown, President and CEO of United Way is heading the evaluation team and that the process would be ready by June. Mr. Welch expressed concern for the homeless. Vice Chair Virginia Bauer noted that Governor Corzine's vision for affordable housing was parallel. He also asked that the Advisory Committee meetings be posted on the web.
- 3) Amanda Porter of Bradley Beach expressed concerns for affordable housing in Monmouth County, homeless shelter for singles and renewal energy as opposed to existing energy sources. She urged us to focus on renewal energy technology.
- 4) Tom Mahedy of Wall asked for Advisory Committee meetings to be posted on the web. He questioned the process of Tech Preserve. Vice Chair Virginia Bauer said the state contribution will only exist if the private sector matches the remaining money needed for the concept.

Chair Lucky noted that the Authority's next meeting is scheduled for May 16, 2007 at the Eatontown Municipal Building, Eatontown.

Since there were no further comments or business, a motion to adjourn was made by Vice Chair Virginia Bauer, seconded by Public Member Rose Estephan and unanimously adopted at 8:15 p.m.